

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Photograph

(3" x 3" or 3- 1/2" x 5", black and white only)  
Label photos on black with town and addresses for all buildings shown. Record film roll and negative numbers here on the form. Staple 1-2 photos to left side of form over this space. Attach additional photos to continuation sheets.

| roll | negative(s) |
|------|-------------|
| 1    | 0-2, 12-24  |
| 2    | all         |
| 3    | all         |
| 9    | all         |
| 10   | all         |
| 11   | 1-18        |

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

SEE ATTACHED MAP

Campground Road Beach

Name of Area Campground Road

Present Use Residential

Construction Dates or Period c. 1815 - 1960

Overall Condition good

Major Intrusions and Alterations none

Acreage Approximately 50 acres

Recorded by Kathryn Grover & Neil Larson  
Larson Fisher Associates  
P.O. Box 1394  
Woodstock NY 12498

Organization Eastham Historical Commission

Date (month/year) August 2005

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

Maps Nos.  
7, 7A & 8

ORLEANS

N

238 - 377

Town EASTHAM

Place (neighborhood or village)

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## AREA FORM

### ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community*

Campground Road is one of the oldest roads on the bay side of the town. It was created in the early 19<sup>th</sup> century to link a Methodist campground located near what is now Herring Brook Road and a ferry dock on Cape Cod Bay. The existence of the road and the landing made the shoreline a likely place for the development of vacation cottages in the early 20<sup>th</sup> century as the established landowners in the area began to subdivide their fallow farmland to capitalize on the growing tourist economy.

The William Walker House located at 175 Campground Road is the only building remaining in the survey area that evinces the agricultural origins of the landscape. Built sometime prior to 1816, it predates the establishment of the Methodist campground that was located across the road in 1828 and the popularization of the neighborhood among tourists. The 1 ½-story wood frame farmhouse has a gable roof, wood shingle siding, and central chimney; a design typical of the region and the period. The entrance is located left of center of the four-bay front façade, and the central chimney is also skewed to that side. (This is called a “Three-Quarters Cape” in the local parlance. Although this house form has become synonymous with Cape Cod through its mass-produced 20<sup>th</sup>-century replicas, it was a common middling house type throughout Massachusetts.) Fenestration on the west side indicates that there were front and back rooms on the ground floor, organized around multiple hearths in the chimney stack, and central rooms in the half story with chambers under the eaves and a small attic along the ridge line. The wood clapboard front, brick foundation, and entrance architrave all reflect an early 19<sup>th</sup>-century date of construction, although the brick may actually represent an even later basement. The one-story rear ell is a usual feature of houses of this type and period, being where kitchens and store rooms were located. A 1 ½-story addition later was appended to the east side of the house to create another ground-floor room. No historic farm outbuildings remain on the one-acre lot, which has been functioning as a summer residence since at least the 1930s. Two rental cabins were constructed on the property around this time. They appear to have been the one-room type without housekeeping so perhaps meals were provided in a dining room in the house.

There are no other pre-20<sup>th</sup>-century features in the area suggesting that once the Methodist campground relocated to Wellfleet in 1863, Campground Road between the landing on the bay and the community that existed on Herring Brook Road returned to a vegetative state. (It can be imagined that with the great numbers reputedly attending the camp meetings, the faithful overflowed the Millenium Grove and spread out onto the lands of the Hopkinses, Smiths, and Higgsinses who owned the property flanking the road.) Even by 1910, when a town map was published, no buildings were depicted along “Camp Meeting Road” except the abovementioned Walker House (then owned by Brackett) and three dwellings associated with W. Smith at the landing. Walter H. Smith bought this “beach land” from Simon Frank Lee in 1908, and the one-story, wood frame double cottage located at 745 Campground Road is likely one of those represented. The dwelling units are not symmetrical, which may mean that the building was constructed in two stages, but nevertheless the building aptly illustrates the simple form and plan of early summer cottages.<sup>1</sup>

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<sup>1</sup> For the purposes of this description, a dwelling constructed for year-round occupation will be called a “house.” The term “cottage” will be used for a seasonal dwelling with accommodation for housekeeping, and a smaller seasonal dwelling intended for short-term rentals will be called a “cabin,” which is often found in groups or “colonies.” These distinctions will not be clear in every case; yet they provide a general classification by which to address the architectural characteristics of these buildings.

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Key features are square or rectangular one-story plans with gable roofs; porches at the entrances, often screened; and sash windows. Economical materials and casual construction methods are the norm with wood shingles the preferred siding and roofing material. (While wood shingles have been preserved as the siding material of choice on Cape Cod, asphalt shingles have replaced wood on roofs both in new construction and renovations of older buildings.) White or blue paint applied to doors and windows and the simple board trim surrounding them and following roof lines suffices as decoration. Interior plans were not examined as part of this survey, but those depicted in other sources indicate that they were comprised of a large common room, a smaller bed room, a kitchen and a small

The first subdivision of cottage lots appears to have been made by Alonzo Smith in 1912 on the north side of Campground Road. An inverted U-shaped road provided access to 34 building lots. The plan is essentially intact with Bay and West Shore roads naming the original route. Four large parcels were aligned along the bay while smaller lots with 75-foot frontages were crowded in the interior. All but one of the bay parcels have been divided into smaller lots; some of the small interior lots have been combined. Some of the cottages constructed during the early years of this development were rectangular in plan and 1 ½ stories in height, such as those at 5 Bay Road, 720 Campground Road, and 2 West Shore Drive. These cottages were possibly constructed by William B. Higgins, a local builder. Smaller one-story cottages or cabins likely also continued to be built in the subdivision, although they have been replaced by larger dwellings built later. A distinctive example of a small cottage, although built as late as the 1920s, is located at 345 Campground Road.

In 1915 cottage sites near the bay more than doubled with Robert E. Horton's subdivision, which extended Bay Road north from the Higgins plat and added lots on new roads that are now Gail's and Marion's ways and Gile Road, as well as the new portions of Bay Road. As construction began on these small lots, bungalow type cottages were evidently popular with owners and builders. The conventional Craftsman-style bungalow house was not uncommon in Eastham, particularly on beachfront properties as illustrated by the cottages located at 23 Gile Road and 90 Bay Road. Square in plan with a flattened gable roof, these simplified houses have the characteristic full front porch tucked under the front roof and large attic dormer. However, the more usual beach bungalow type was a low house rectangular in plan with a prominent hipped roof that covered a front porch on one of the narrow ends. (In village and suburban settings, these houses are known as "Craftsman cottages", but in Eastham they are traditionally called bungalows.) Notable examples of this type are located at 20 Gile Road, 19 Gail's Way, and 125 Bay Road. In some instances, a half-hipped roof was used, which had small gablets exposed at the ridge line (20 Gile Road); in other cases, houses were topped with gable roofs with clipped peaks or jerkin heads, as can be seen at 18 Gile Road, 670 Campground Road, and in a trio of bungalows along the waterfront in the Higgins subdivision (760 Campground Road and 1 & 3 West Shore Road).

Harry and Margaret Townsend of Hartford, Connecticut purchased an acre of land east of the Higgins and Horton subdivisions in 1920 at the corner of Townsend Road and Russell Avenue where two Craftsman-style bungalows were built shortly thereafter, one for them (30 Townsend Road) and one for their daughter (20 Russell Avenue). They are the largest and most architecturally articulated houses in the survey area. Both have large outbuildings associated with them; in particular, there is an imposing Queen Anne-style barn located at 30 Russell Avenue. Another sizeable, 1 ½-story cottage nearby at 15 Townsend Road has a unique cross gable roof and displays the combination of Craftsman-style features, such as the broad gable roof with deep eaves and a square floor plan, and more indigenous cottage design.

More of the smaller beach bungalows can be seen along Campground Road east of the beach. Assessor records assign them a wide range of dates that ends around 1960, but they are not likely to have been built after the Second World War. A distinctive example is located at 300 Campground Road at the eastern end of the survey area. Three

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rental cottages built about the same time at 233-237 Campground Road also have this hipped roof design. Plans were recorded for these buildings when they were made condominiums in 1993. The two cottages with their narrow ends facing the road have identical exteriors with full front porches contained by knee walls and tucked under the hipped roof. In one (#233) a living room occupies the full width of the house inside from the porch with a kitchen and three small bedrooms in the rear. There is no passage between the rooms; the two rear-most bedrooms are entered from the kitchen as is the bathroom extending from the rear wall of the house as if added. A second exterior doorway is located on the side wall entering into the kitchen. The other road-facing unit (#237) has a living room and kitchen on the west side of the house, and two bedrooms separated by a bathroom on the east side. The third unit (#235) is turned sideways so that its entrance is located on the west side of the building and a side façade is oriented to the street. Its interior appears to have been altered.

Development gradually spread eastward from the bay shore along Campground Road in the 1920s. Harry Townsend purchased two parcels along the north side of the road in 1929 and created a number of building lots on Campground Road as well as new roads extending northward (e.g., Pine Lane, Walker Road, Higgins Road and Hill Road). Lots with frontages of 50 feet were platted along the south side of the road in 1923. These small lots were combined into larger building sites; the rest of the 21-acre parcel was subdivided later with an access road entering from Herring Brook Road. The Higginses also created lots on the south side of Campground Road opposite Bay Road. In 1938 Higgins Acres (Huckleberry Lane) was platted between these lots and a creek.

With only a few exceptions, cottage construction in the eastern section of the area did not begin until after the Second World War, and by then architectural tastes and building methods had begun to change. Just as Craftsman-style bungalow and cottage designs had a strong influence in beach cottage construction in the 1910s and 1920s, Post-WWII suburban styles – notably Capes and Ranches – characterize the architecture of the 1950s and 1960s. As with earlier examples, the Cape Cod-style beach cottage was a scaled-down and economical version of its domestic prototype. Cottages located at 120 Bay Road and 14 Gile Road have the characteristic boxy form and prominent gable roof that defines the type, as well as a central entrance and prominent brick chimney, which unlike its Colonial-era kin, has been moved from its central position to an exterior end wall. The first-mentioned cottage also has a front extension that was not uncommon in the 20<sup>th</sup>-century suburban evolution of the design. Two cottages located at 710 Campground Road also illustrate the blending of new and old Cape-style designs.

The Ranch style was also adapted to beach cottage design. It is distinguishable from the Cape style by its more rectangular form, flatter gable roof and asymmetrical façade with off-center entrance and modern fenestration, such as picture, corner, or awning windows. As with Cape-style cottages, exterior brick chimneys are prominent features. The cottage located at 15 Russell Avenue is a good example of Ranch design and illustrates how the suburban type was modified to reflect the Cape Cod environment with the use of wood shingle siding. The Ranch-style is also evident in the cottage located at 2 Gile Road. A cottage located at 460 Campground Road illustrates how much the Ranch-style house could be simplified for a beach cottage function. The corner openings in the southwestern corner are screened for a porch.

Perhaps because of limited lot frontage or because of the established bungalow tradition in the survey area, many of what might otherwise be considered Ranch-style cottages were turned 90 degrees and given a front-gable orientation and a conventional beach cottage plan. The waterfront bungalow located at 20 Marion's Way is similar in form and dimension to the cottage at 460 Campground Road except that the front façade is positioned on its south end. This rearrangement allows for the long side of the house to be oriented to the bay while the entrance is visible from the road. Cottages located at 4 & 6 Gile Road also illustrate the front-gable orientation. The former example has a wide

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front façade with Greek Revival-style pilaster and cornice trim to provide a more historic appearance for the house. The latter is more clearly a modified suburban Ranch type.

Clarence Walker purchased most of the two Townsend parcels in 1949 and reconfigured them with larger lots and naming the subdivision Camp Ground Pines. The remapping indicates that little, if any, cottage construction had occurred prior to this time. The old Methodist camp ground at the northwest corner of Campground and Herring Brook roads remained undeveloped until 1955 when Millennium Lane and twelve house lots were created by George and Helen Duffy. The dwellings in both of these subdivisions show that the farther away one moved geographically from the beach and chronologically from the Second World War, architecture became more like suburban houses and less like the rustic beach cottages that were introduced one hundred years ago. This transition may also reflect the point where dwellings in Eastham were built more as permanent retirement homes than as seasonal vacation homes. Still, in this period Capes and Ranches predominate so that a certain continuity is preserved in the architecture.

There are 174 houses, one store, and 19 vacant lots in the survey area. Of these, only one was built before 1900, and only one other was built before 1920. The bayside subdivision prompted new construction with 28 houses constructed in the 1920s. Another eleven were built in the 1930s. Typical of what was occurring in the rest of the town, the number of seasonal homes in the survey area ballooned after the Second World War with 28 new dwellings built in the 1940s and 46 appearing in the 1950s. The total – 74 – represents over 40 percent of all the houses in the survey area. The 1960s was also an active decade with 26 building starts, nearly as many as in the 1940s. This bell-curve progression peaking in the 1950s parallels the course of growth in the Kingsbury Beach Road Area (EAS Area N) and likely reflects the overall development history of the town. Development has gradually declined since 1970 with 24 houses built over the past 35 years. However, with 19 vacant lots, the area has yet to build out.

With the exception of a small number of large-scale new vacation homes recently constructed in the survey area, physical and visual integrity of the historic resources is solid. The low height, small size, and modest designs of the cottages serve to unify the appearance of the area. The persistent use of wood shingle siding and a taste for painted windows and trim helps define a local identity in spite of the range of architectural types and periods. Few roofs contain dormers or observation decks, and the dense concentration of cottages on the bay side is mitigated by the rustic, wooded setting and meandering sand roads. Once off Campground Road, these narrow tracks ensure that the automobile does not intervene too boldly into the historic beach environment. Garages are not common as there is little extra space on lots and residents are typically transient. Outbuildings are limited to small garages and sheds that are needed for storage of beach items and the separation of owners' personal effects from those things provided to renters. Basements have been dug under many older cottages originally built on piers, and they are routinely a part of more recent dwellings. Most interiors now include the conveniences of heat, hot water, electricity, and up-to-date kitchen and sanitary facilities.

The resource list identifies the location of properties in the area and provides a description and classification of features thereon. Construction dates have been determined by the Eastham assessor's office unless otherwise indicated.

**HISTORICAL NARRATIVE** ☐ *see continuation sheet*

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

With Bridge and Samoset Roads, Campground Road is one of the three earliest roads to reach west to Cape Cod Bay from the center sections of Eastham. Its development to what is now Herring Brook Road was no doubt largely if not

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wholly stimulated by the presence, from 1828 on, of the Methodist camp meeting at its eastern end, at the junction of Campground, Herring Brook, and Massasoit Roads. The road may have begun as a simple foot and wagon path from the "Packet Wharf," where vessels from Boston and other points on Cape Cod Bay discharged visitors for the camp meetings, which continued at North Eastham's "Millennium Grove" until 1863.

Despite the early development of the road, the overwhelming majority of the houses that border it and range principally to its north are twentieth-century vernacular summer and retirement houses. Of 166 properties on Campground, Bay, Townsend, and Gile Roads and Marion's Way (see the property list), three were built before 1920, forty-seven between 1920 and 1945, and sixty between 1945 and 1960; fifty-six have been built since 1960. Thus nearly 67 percent of the housing stock in the area was in place before 1960.<sup>2</sup> New construction is beginning to change the fabric of the road as this is written.

On the Eastham town map in Henry F. Walling's 1858 *Atlas of the Counties of Barnstable, Dukes and Nantucket, Massachusetts*, six individuals are shown with property on or near Campground Road. Comparing these names (given as first initials and last names) to the 1860 federal census shows that the census enumerated from east to west almost exactly. John Hopkins and Nathan Hopkins, sixty-two and sixty-seven years old respectively and both farmers, are shown first on the Walling map; they may have been brothers, but censuses do not permit that identification. Next shown in the census is Nathaniel Smith, whose land was actually closer to Kingsbury Beach Road and is shown on the Walling map on Herring Pond Road. Set considerably back from the road was the property of farmer Crowell Doane, who at a later point owned land at Campground Beach, and next west along the road was the property of master mariner Allen F. Smith. The names of both Hopkinses, their respective sons John Q. A. and John N. M., John N. M. Hopkins's wife Thankful, and both Allen F. Smith and his wife Eliza A. Smith appear frequently in twentieth-century deeds. The properties of all of them range along the south side of the road, roughly opposite what the Walling map delineated as the Methodist campground with a dotted rectangle.

Shown next on the Walling map, again on the south side of Campground Road but at a considerable distance west, was the property of "Mrs. Higgins," probably the forty-five-year old widow Maria Higgins. Her late husband Josiah Higgins Jr. had died in 1852 at the age of forty. She was the daughter of Scotter Cobb, a master mariner who owned a two-masted packet vessel named *Young Tell* and presumably brought it in regularly at the Campground Beach landing.<sup>3</sup> Cobb owned land north of Campground Beach Road. Josiah Higgins Sr., born about 1797, was the father not only of the late Josiah Jr. but also of Russell (born 1826), Snow Y. (born 1839), and Alonzo K. (born 1846) Higgins, all of whom were later major landowners along the west end of Campground Road. The Walling map shows no one occupying these western acres. Between Maria Higgins and the shore are only the mariners Heman Dill and Eldad Dill, both on the south side of Campground Road.

The earliest structure on the road is 175 Campground Road (bef. 1816). Deeds indicate that a house was standing on the lot in June 1816 when William Walker sold his entire Eastham property, "consisting of my Dwelling House and yard near the same and one field of cleared land, about twelve acres, near the same" as well as two acres of salt marsh at the "flatts (so called)" to Joseph Linkhornew for two hundred dollars. This study could find no information on Walker. Linkhornew's transfer of the property is not recorded, but in 1841 John Hopkins sold five acres of the twelve including "the dwelling house that formerly was Joseph Linkhornnew's, together with the cleared land and orchards

<sup>2</sup> The construction dates of three properties on the road is sufficiently unclear to force their exclusion from the total.

<sup>3</sup> Alice A. Lowe, comp., *Nauset on Cape Cod: A History of Eastham* (Provincetown, MA: Shank Painter Printing Co. For Eastham Historical Society, 1968), 37.

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adjoining” and one other parcel to Nathan Hopkins, and in 1861 Nathan Hopkins deeded the house and half an acre to Eliza A. Smith. The house and its land remained in the Smith family until 1910, when the Eliza and Allen Smith’s son, Isaac H. F. Smith of Cambridge, sold it to North Eastham storekeeper Samuel F. Brackett. In 1937, Brackett sold it and another parcel to Earl and Marjorie Goudey, public schoolteachers from Mount Vernon, New York. A decade later, the Goudeys’ son Pelton subdivided the property, now about 2.3 acres, into three lots (fig. 1), and by 1951 he sold all three.<sup>4</sup> In 1957 the current owners, Clarence and Jean Poor of Brookline, bought the property, which now includes at least three cottage outbuildings.

Other than 175 Campground Road, nothing on Campground Road predates 1900. Even though a building once existed at Millennium Grove—one account states it was there to house ministers, while another claims it stored “kitchen utensils and tent coverings and furniture” between camp meetings—the structure has not survived.<sup>5</sup> Methodists began assembling for prolonged meetings every summer in a ten-acre grove across from 175 Campground Road in 1828, after having met since 1819 just north in the town of Wellfleet. By 1820 about a thousand camp meetings took place each year across the nation, and in New England, historian Ellen Weiss has noted, Methodism “did better along the coast.” According to an 1858 article in *Ballou’s Pictorial Drawing-Room Companion*, which featured four Winslow Homer engravings of the Eastham meeting, “The camps meetings of the Methodists originated in the necessity of finding more accommodation for the gathered numbers of a powerful persuasion when they met for religious purposes, than could be afforded in a small settlement. But whether originating in choice or necessity, it has been found that religious zeal acquires a new impetus, an added fervor, from being exposed to the powerful influences of nature.”<sup>6</sup>

The Wellfleet meeting preceded the far more renowned camp meeting in Wesleyan Grove on Martha’s Vineyard by sixteen years. The meeting at Eastham was an impermanent world of tents and tent frames; the *Ballou’s* article, documenting the meeting that took place between 4 and 10 August of 1858, shows ten tents in a clearing, the foremost bearing a placard on its front facade reading, “South Boston.” Henry David Thoreau described the state of the meeting when he visited Eastham in October 1849. Thoreau spoke with one “singularly masculine woman . . . in a house on this very plain” who told him that past summer’s meeting had not taken place because everyone feared cholera would spread among the hearers. “They would have been held earlier this summer,” Thoreau wrote, “but the rye was so backward that straw would not have been ready for them; for they lie in straw. There are sometimes one hundred and fifty ministers, (!) and five thousand hearers, assembled. The ground, which is called Millennium Grove, is owned by a company in Boston, and is the most suitable, or rather unsuitable, for this purpose of any that I saw on the Cape. It is fenced, and the frames of the tents are, at all times, to be seen interspersed among the oaks.”<sup>7</sup>

On 20 August 1838, ten years after the camp meeting moved to the town from Wellfleet, Eastham native Edward C. Clark sold seven acres of the camp meeting site to Isaac Harding, Noah Skinner, and Milton Daggett of Boston; John

<sup>4</sup> “Plan of Land in Eastham, Mass. property of Pelton Goudey . . . Aug. 1947,” Barnstable County Plan Book 96:25 (hereafter cited as BCP), Barnstable County Registry of Deeds, Barnstable, MA.

<sup>5</sup> See Henry David Thoreau, *Cape Cod* (1855; reprint, New York: Literary Classics of the United States, 1984), 881-82, who claimed it was a storage building, and Lowe, *Nauset on Cape Cod*, 82, who stated it housed ministers.

<sup>6</sup> “Camp Meeting Sketches,” *Ballou’s Pictorial Drawing Room Companion*, 21 August 1858, 120. Collections of Houghton Library, Harvard University.

<sup>7</sup> Ellen Weiss, *City in the Woods: The Life and Design of an American Camp Meeting on Martha’s Vineyard* (New York and Oxford: Oxford University Press, 1987), xi, 4, 12, 20; Thoreau, *Cape Cod*, 882.

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Mudge of Lynn; Henry Chandler of Duxbury; and three Cape men—David C. Atwood of Eastham, Oliver Smith, “gentleman” of Orleans, and Nathaniel Holmes of Provincetown—who together composed the Camp Meeting Grove Association. The men paid Clark (who at that time owned several of the town’s fifty-four salt works) \$470 for the tract, which adjoined land that John Hopkins then owned, in what was called the General Field Woods. The deed stipulated that the Association must make the parcel available for religious meetings of the Methodist Episcopal Church and for no other use. Homer’s engravings document the site’s use for the camp meeting. In one, men wash, shave, and gather water in the morning. In another, men and women cook in large iron pots outdoors, a sign reading “clam chowder” hangs from a tree, a man and a woman ready themselves for dinner before mirrors hung from tree limbs, and people eat inside a tent; in a third view Homer showed a prayer meeting in full swing—a himself outside sketching it. The first engraving in the series illustrated Campground Landing as it looked from the starboard side of a sloop that, the accompanying caption noted, “has just touched bottom”; surrounding the sloop are at least three horse-drawn carriages, their wheels submerged to the axles and the horses breast-deep, and other sloops, a steam-powered vessel, a lighthouse, and a windmill are visible in the distance. Two men unload baggage from the sloop. “The ladies are being assisted into a carryall drawn by two horses, which, in nautical parlance, lies along side,” the caption noted. “The water is so shoal here as it approaches the shore, that the loading of passengers is always effected in this manner; and it is a curious spectacle to look around you and see the animals attached to the various vehicles, plunging through the water like so many sea-horses.”<sup>8</sup>

In 1859 John Borrowscale, a Boston gentleman, sold another acre along the western bound of the grove to the association. But four years later, after the Old Colony Railroad reached Yarmouth, the camp meeting moved to that town. In 1864 Eastham carpenter John H. Bangs purchased these eight acres, including the buildings thereon, at public auction, after the debt of Methodist Episcopal Church members with respect to the property had remained unpaid for a year. Borrowscale, who apparently owned or occupied the house on the property, permitted it to be sold. Several weeks later Bangs deeded half the property and buildings on the site to his father, Seymour Bangs, also a carpenter. The eight-acre property remained in the Bangs family until 1899, at which point they sold it to the flamboyant Wellfleet native Captain Lorenzo Dow Baker, who had been named for Lorenzo “Crazy” Dow, the fiery itinerant Methodist preacher; Baker’s parents are said to have been so inspired after hearing Dow at Eastham’s Millennium Grove that they named their son in his honor. Lorenzo Dow Baker, who in 1870 was the first person to import bananas into this country, founded the United Fruit Company and is considered to have been an innovator in the concept of winter vacationing for having built the Hotel Titchfield in Jamaica. His Wellfleet “Hotel Over the Sea,” built on pilings at Mercantile Pier, was inspired by a similarly situated one Tampa, Florida. Baker’s Methodism kept alcohol out of his Wellfleet inn and ensured a 10:30 p.m. lights-out rule.<sup>9</sup>

It is not clear what sort of buildings existed on the Millennium Grove site or for how long. The property remained in trust as part of Lorenzo Dow Baker’s estate until 1941, when it was sold to Eastham’s George H. Carlisle. After World War II, Carlisle sold it to George S. Duffy, a plumber from Arlington, Massachusetts, whose family had summered on Campground Road for some years previous. The Duffys lived further west, near the intersection of Campground and Bay Roads, and by 1947 the family had relocated permanently in Eastham. In October 1955 Duffy and his wife Helen submitted a subdivision plan for what had been the Methodist campground, twelve lots with

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<sup>8</sup> “Camp Meeting Sketches.”

<sup>9</sup> Edward C. Clark to Isaac Harding et al., 20 August 1838, Barnstable County Deeds 21:108 (hereafter cited as BCD); John Borrowscale to Isaac Harding et al., 5 August 1859, BCD 72:152; Camp Meeting Grove Corporation (a/k/a Association) and John Borrowscale to John H. Bangs, 26 May 1864, BCD 83:317; S. F. Bangs et al. to L. D. Baker, 17 October 1899, BCD 242:166; on Baker, see James C. O’Connell, *Becoming Cape Cod: Creating a Seaside Resort* (Hanover, NH, and London: University Press of New England, 2003), 44.



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Campground Road forming the south border for four of them and a new road, Millennium Lane, cutting through the center from Campground Road on the south to Massasoit Road on the east (fig. 2).<sup>10</sup> Millennium Lane takes a sharp turn and forms a suburban-style cul-de-sac at its northwestern end. By 22 October 1955 the Duffys had sold at least one lot in the subdivision, number 12, to another Arlington family, John F. and Marjorie E. Connors; it is now 120 Campground Road (1955). In August 1960 the Duffys sold 150 Campground Road (Lot 6) to Ernest R. Guarante of Arlington, and in June 1961 they deeded 100 Campground Road (Lot 11) and 90 Campground Road (Lot 9) to Richard and Evelyn D. Swinimer and their son George S. Duffy Jr. respectively. The Swinimers were also from Arlington. Thus the easterly end of Campground Road had, for a time, a small enclave of Arlingtonians, all of whom had surely been drawn to Eastham by the Duffy family.<sup>11</sup>

Other than 175 Campground Road, the earliest development of Campground Road's existing built environment was on its western end, near Cape Cod Bay. Given the overall orientation of the road to the town's increasingly important tourist economy, it should not be surprising that the first dwellings arose closer to the water. The earliest structure in this western area predates the two early subdivisions—the ca. 1908 duplex at 745 Campground Road (fig. 3). The house of the mariner Benjamin Walker, built before 1829, may have originally stood on this site; a deed from 1829 transferred it and nine acres running west from the shore to Joshua Higgins. Higgins's son Joshua appears to have owned the parcel for some years. In 1908 Simon Frank Lee, whose half-brother John was John Hopkins's grandson, sold this parcel, which he described as “a certain piece of beach land,” to Walter H. Smith, who owned a dairy in Waltham. Lee's deed does not indicate that any buildings stood on the property. The *Barnstable County Atlas* published by Walker Lithograph and Publishing about 1910 shows three structures labeled W. Smith, but it is impossible to determine if one of them is this single-story duplex. In 1922 Smith sold the parcel to Walter Brazier Higgins, son of the farmer Peter Higgins, who built numerous cottages on and around Campground Road in the 1920s and 1930s and operated a group of them. Higgins in turn sold the property to Adalyn E. Hann in 1938, and the property changed hands with regularity afterward.<sup>12</sup>

The bay side of Campground Road was also the site of the earliest subdivisions, both ranging along the north side of the road and east side of the bay as far as what is now Horton Way. The first of them, created by farmer Alonzo K. Higgins in September 1912 (fig. 4), might have been inspired by a half-acre parcel he sold to William E. Wood of Arlington exactly three years earlier. Wood, whose background is unclear but who may have been somehow related to the Higgins family, had begun buying land along the eastern end of Campground Road in 1896. Higgins and his two brothers, Snow Y. and Russell, were all farmers and the sons of the farmer Josiah Higgins. Alonzo Higgins may have bought the land that became the subdivision from Arthur H. Cobb. Wood's half-acre piece became Lot 34 in Higgin's thirty-four-lot subdivision. Higgins had sold seven of the thirty-four lots by the time the plan was filed with the

<sup>10</sup> “Plan of Land in Eastham Mass as surveyed for George S. Duffy & Helen E. Duffy . . . Oct. 1955,” BCP 126:73.

<sup>11</sup> Lorenzo Dow Baker Jr. et al. To George H. Carlisle, 4 October 1941, BCD 586:559; Carlisle to George S. Duffy and Vincent F. Parker, 13 April 1946, BCD 647:65; “Plan of Land in Eastham Mass. As Surveyed for George S. Duffy & Helen E. Duffy . . . Oct. 1955,” Barnstable County Registry of Deeds Plan Book 136:73 (hereafter cited as BCP). A scrapbook documenting signs in Eastham about 1955 shows a photograph of one for Duffy's business reading, “G. S. Duffy, Camp Ground Rd., Eastham Plumbing & Heating Supplies / Cottages Winterized / Wells.” The Duffys' son George Jr., according to Eastham's Kenelm Collins, was a Navy “short shot fighter pilot” who came back to his parents' summer home on Campground Road after the war and also settled permanently in Eastham. On the Duffys, see Noel Beyle, *Go Eastham, Young Man!* (Falmouth: Kendall Publishing Co., 1977), and Kenelm Collins, speech at Eastham Historical Society, 26 October 1997, Eastham Methodist Church, Eastham Historical Society Archives.

<sup>12</sup> See Benjamin Walker, to Joshua Higgins, 25 April 1829, BCD 8:18; S. Frank Lee, to Walter H Smith, 30 November 1908, BCD 290:385; Smith to William B. Higgins, 6 October 1922, BCD 390:269. See also BCD 537:38, 600:340, 698:166, 698:168.

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county registry. The plan also created Bay Road, originally conceived as a right-angled road that ran within 105 feet to the bay instead of turning north; the continuation of its planned alignment to the bay is now West Shore Road. Most of the lots had between seventy and seventy-five feet of frontage on either Campground or Bay Roads; the lots ranging north from Campground Road were deeper, just more than 150 feet, while those fronting Bay Road tended to range from 100 to 115 feet. The byside lots were uniformly larger.<sup>13</sup>

Cottages were built on only two of these lots before 1930. The earliest was a one-story cottage at 670 Campground Road, which was constructed sometime before 28 August 1917. The deed from George Williams to the physician Oliver L. Austin and his wife Elizabeth on that date, for Lots 2 and 3 of Higgins's subdivision, conveyed the lots with the dwelling house and all outbuildings thereon. The two lots were among seven Higgins had sold by the time he registered his subdivision plan with Barnstable County. Oliver Austin, like many sportsmen before him, came to the Cape because of the Atlantic Flyway, but it was more research than gunning that appears to have drawn him there. In 1930, he and his son Oliver Austin Jr., who was listed in the federal census that year as an ornithologist with the federal government, founded the Austin Ornithological Research Station in South Wellfleet. Cape historian James O'Connell has termed the station "one of the busiest bird-banding stations in the world." Massachusetts Audubon Society acquired the station after Oliver Austin Sr. died in 1958; it is now Wellfleet Bay Wildlife Sanctuary. The Austins owned 670 Campground Road until 1943, when they sold it to Hortense Y. Hewson of Dorchester, Massachusetts; Hewson sold it in 1971 to its current owner, Mildred R. Drew.<sup>14</sup>

Two other lots were developed before 1930 in Higgins's subdivision. One was number 21 on the plan, now 5 Bay Road. Higgins sold it on 1 November 1916 to George E. Gill of Eastham, and Gill either built or had built on the lot the cottage that stands on it currently by the time he sold it in April 1923 to John Henry and Emma Cowell of Boston. Cowell, according to the 1920 census, was an English-born janitor who had emigrated in 1894. In 1926 the lot, house, and its furnishings were sold to Edith Robson Duncan, whose husband Henry owned a hardware store in Everett, Massachusetts. Edith Duncan's executor sold it to George L. Horton in 1943. The third developed lot was number 6 on Higgins's plan, now 700 Campground Road, and its story provides a intricate view of the cottages in that area. In December 1912, three months after Alonzo Higgins registered his subdivision plan, he sold Lots 6 and 8, abutting Campground Road, to William B. Higgins for sixty-five dollars. The latter Higgins was listed as a house carpenter in the 1910 Eastham census and may have been the former's grandnephew. According to town assessor's records, a cottage was built on Lot 6 by 1920, no doubt by Higgins. According to Edward J. Brown, who owns Eastham Superette and spent every childhood summer at Campground Landing in a rented cottage beginning about 1919, Higgins built numerous cottages in that area. "As Bill Higgins built new cottages which was about once every eight or nine years, we rented them," Brown said.

Indeed, at the time William B. Higgins died in 1938 he was possessed of eight cottages—two each on Lots 6 and 8 of the Alonzo Higgins plan and one each on Lots 7, 14, 15, and 16. The lots with one cottage were each appraised at

<sup>13</sup> See Higgins to William E. Wood, 20 September 1909, BCD 296:389, and "Plan of Cottage Lots Belonging to Alonzo Higgins, No. Eastham, Mass. . . . Sept. 1912," BCP 58:5 (also BCP 2:123, 4:121). Wood had also purchased a parcel further east on Campground Road (possibly now 255) in 1897 and 1898 from E. Hattie Higgins, the wife of Asa Higgins) and Isaiah A. Whorf, probably a native of Wellfleet but then of Winthrop. See BCD 235:523 and 230:34. The conjecture about Wood's relation to the Higgins family is based on the 1920 Boston census, which lists William E Wood, age sixty-two, born in Canada, emigrated 1881, occupation house painter, daughter Ida M Higgins age 21 born in Massachusetts, and son-in-law Robert Higgins born in Canada, occupation shop machinist.

<sup>14</sup> See George Williams to Oliver L. Austin et ux, 28 August 1917, BCD 352:303; Austins to Hortense Y. Hewson, 22 October 1943, BCD 607:270; Hewson to George E. and Mildred R. Drew, July 1971, BCD 1519:898. On the Austins, see James C. O'Connell, *Becoming Cape Cod: Creating a Seaside Resort* (Hanover, NH, and London: University Press of New England, 2003), 117-18.

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\$800 each; Lots 6 and 8 were appraised at \$1400 each. Included in Higgins's personal property were the furnishings of all eight cottages, valued at four hundred dollars, as well as a "full carpenter's outfit" in good condition, plumber's and electrician's tools, a one-ton truck, a cement mixer, moving gear, and the "contents of pump house supplying water to cottages consisting of 3 electric pumps \$75 and 3 galvanized tanks \$15." However, all of the lots and their structures carried first and second mortgages, so that Higgins had no equity at all in the property; the value of the estate rested in two family houses, outbuildings, and sixty-four acres of land that made up these homesteads.<sup>15</sup>

Alonzo Higgins had sold several parcels outside his 1912 subdivision on the opposite (or south) side of Campground Road about the same time, but only one was built upon in the 1920s. In 1914 he sold 645 Campground Road to Emily Amoroso of Brighton, Massachusetts, whose husband Louis Amoroso, born in Italy and listed in the 1914 Boston directory as a ladies' tailor, had just died. By 1920 she was listed as running her husband's business; her Italian-born father Frank Lacascia, a barber, was living with her and her two sons Leonard and Louis, also a tailor. The Eastham cottage, called "Robin," was probably built about 1925. In 1954, the Amoroso sons sold the property to William C. Clark, and it is now owned by that family's trust.<sup>16</sup>

The second early subdivision on the bay end of Campground Road was registered in late January 1915 and was the first of three plans by Robert E. Horton (fig. 5). A little more than a year after Higgins planned his subdivision, Horton, whose father Robert R. Horton had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting Alonzo Higgins's subdivision on the north from Snow Y. Higgins, one of Alonzo Higgins's brothers, and the heirs of Eastham farmer John Fulcher. In the 1860s the land had belonged to farmers Barnabas K. Mayo and William H. Nickerson, and both Fulcher and Higgins had purchased their parcels in 1881. In late January 1915 Horton, then living in Boston, laid out sixty-four lots—all of them measuring seventy-five by one hundred feet square except for the bayside parcels—and four roads; these latter became the northward extension of Bay Road, Gail's Way, Marion's Way, and Gile Road. Before late January 1921 at least thirty-one of these sixty-four lots had been sold. In early October 1925 Horton expanded the subdivision to seventy-six lots—another twelve on the north side of Gile Road (fig. 6). In April 1934 Horton planned his last subdivision in the area to the north of the 1925 plan—the extension of Bay Road west to the bay, the platting of Memory Lane northward and the short Nan's Way, Jean's Way, and Horton Way north of Bay Road, and lots 77 through 108.<sup>17</sup>

Alonzo Higgins died in 1918, which of course kept him from developing his subdivision and may help explain why Horton had more success selling his lots. Equally few appear to have built in the 1920s in the two subdivisions Horton registered before 1930. One of them, 90 Bay Road, was probably built in 1924; Robert E. Horton deeded the property, marked Lots 56 and 57 on his 1915 plan, to Catherine G. Horton of Quincy on 2 October 1923 with the stipulation that no house costing less than six hundred dollars could be built on the parcel. Horton's son Roscoe and his wife Grace lived in the house from 1923; Roscoe Horton owned the house until 1964 and his widow until 1973. Their daughter Catherine Horton McCloskey now owns the house. The house originally stood on wood pilings, since replaced with concrete blocks. McCloskey has written that the house is "not framed by today's standards . . . [and] has

<sup>15</sup> Alonzo K. Higgins to William B. Higgins, 20 December 1912, BCD 363:115; Bernice and Edward Brown, interview with Rosemary Abbott, 9 November 1995, Eastham Historical Society Archives (hereafter cited as EA); Amended Inventory of William Brazier Higgins, 1938, Barnstable County Probate 26174.

<sup>16</sup> Alonzo K. Higgins et ux to Emily Amoroso, 18 September 1914, BCD 332:507; Louis Amoroso Probate, 17 September 1914, Suffolk County docket 340434; Leonard and Louis Amoroso to William C. Clark et ux, 17 September 1954, BCD 916:276; see also 12361:205, 210.

<sup>17</sup> See Snow Y. Higgins, Eastham, to Robert E. Horton, Boston, 31 October 1918, and Josephine H. Fulcher to Horton, 1 November 1918, BCD 323:523. For Horton's plans see BCP 3:17, 15:43, and 49:35.

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withstood every hurricane. . . . Two of my sons are civil engineers & are amazed the house has stood up so well for so long. My parents used to sit in their car in the garage during the hurricanes.” McCloskey’s daughter, Ellen McCloskey Riley, added, “We do sit in it & try to figure out how it stays together as there is no solid carrying beam between the first & second floor.”<sup>18</sup> Three other homes were built before 1930 in the first two Horton subdivisions—18 Gile, 20 Gile, and 21 Gile Road, the first two probably about 1925 shortly after the second plan was registered, the third probably about 1921-22.<sup>19</sup>

A group of three cottages said to have been built in 1920 stand at the east end of the road. Who owned and built the houses at 233, 235, and 237 Campground Road, now part of the Estate Condominiums, is not entirely clear (fig. 7). A thirty-acre tract of which this parcel was part appears once to have been part of the land of John Hopkins, who owned the land on which 175 Campground Road stands. In 1892 his grandson Frank Hopkins sold it to Isaiah Whorf of Winthrop, Massachusetts; five years later Whorf sold it to William E. Wood; and by 1921 the thirty-acre parcel had come into the possession of Alma B. Freeman, whom the 1920 census lists as a lodginghouse keeper on Tremont Street in Boston. In that year Freeman deeded the entire parcel to Elizabeth Wakeman of Melrose, Massachusetts, a twenty-five-year-old stenographer who lived in the household of her grandmother, Emma L. Adams. It must have been Wakeman for whom the Holbrook surveyor Percy C. Peckham drew the June 1923 subdivision plan for the section of this thirty acres that bordered Campground Road on the south (fig. 8).<sup>20</sup>

When Freeman sold the parcel to Wakeman, the deed indicated that buildings were on the parcel, and Peckham’s plan shows three, two well south of the road and one on what is now 345 Campground Road—said to have been built in 1926, after Peckham’s plan was registered. The three structures at 233, 235, and 237, which occupy Lots 33 through 36 (the last not shown on Peckham’s plan), are not shown on the Peckham 1923 plan. What is now called Unit 2, or 233 Campground Road, rests on cedar posts and is one of only two houses on the road (the other being 745 Campground Road) known to have such supports. The Peckham plan stretches from 233 to 525 Campground Road. Only four of the original thirty-six lots maintain their original lines; the rest have been combined into double or larger lots or have altered original boundaries in other ways to enlarge the parcels. Four structures were built in the 1920s, none were built in the 1930s; most others were built between 1945 and 1960.

A unique double cottage is at 445 Campground Road and is among a group of seven parcels on the Peckham plan taken by the town of Eastham and sold under tax title procedure in 1944. The cottage was on the site in that year, when Joseph P. and Anna G. Vogel of Ashland, Massachusetts, purchased Peckham Lots 7 through 14 with their buildings from the town. In 1930 Vogel was listed in the census as a machinist; both his and his wife’s parents had been born in Sweden. In 1955 Anna Vogel, then a widow, sold the property to Francis Hosman and the siblings Mary and Edward Maloof, a shoe factory worker, all of Jamaica Plain, Massachusetts. The Maloofs owned it until 1971.<sup>21</sup>

<sup>18</sup> The relation between Robert E. and Catherine H. Horton, if any, is unknown. At the time Robert E. Horton was living in Easton, Massachusetts. See Horton to Catherine G. Horton, 2 October 1923, BCD 397:571; Catherine Horton McCloskey, Historic Property Survey Form, and Ellen McCloskey Riley to Eastham Historical Society, 6 April 2002, 90 Bay Road file, EA.

<sup>19</sup> See “Lot Plan of Property Owned by Robert E. Horton in the Town of Eastham, Mass. . . . Revised Oct. 6, 1925,” BCP 15:43. This plan added the lots on the north side of Gile, where 18 Gile (Lot 73) and 20 Gile (Lot 74) are. Lot 75 on the plan was a full lot, with Lot 76 shown as a rough triangle on the bay. On the current assessor’s map, Lot 76 no longer exists, along with many other of the former bayside lots on Horton’s map, no doubt having been lost to erosion since the 1920s.

<sup>20</sup> Frank P. Hopkins to Isaiah A. Whorf, 13 June 1892, BCD 202:147; Whorf to William E. Wood, 31 August 1897, BCD 230:34; Alma B. Freeman to Elizabeth Wakeman, 14 June 1921, BCD 337:271; “Plan of Land in No. Eastham Mass June 1921,” BCP 11:7.

<sup>21</sup> Town of Eastham, 7 February 1944, BCD 627:85; Town of Eastham to Joseph P. Vogel, 7 February 1944, BCD 627:493; Vogel to Helmi Frazier, 25 January 1950, 742:267; Mary Maloof et al. to Anna G. Vogel, 2 June 1955, BCD 914:294.

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The town's sale of these lots from the Peckham subdivision was one of numerous conveyances its selectmen made after having taken possession of the whole and begun sales on 30 September 1943. In 1945 the town sold (west to east) Lots 32 and 31 to Thomas Yarsley of Springfield, Lots 30 and the east part of Lot 29 to Joseph W. Wooley Sr. and Jr. of Holyoke, and the west half of Lot 29 and all of Lot 28 to Rhoda Geraldine Dunlap and Mary Edna Wright of Springfield. In August 1941, the town had assessed J. Ralph Wellman, a Boston lawyer, for nonpayment of 1939 taxes on thirty-four of the Peckham lots. In 1958 and 1960, Malcolm W. Phillips of Springfield, Massachusetts, bought all four of these lots from these three owners or their families, and he built or had built for him 255 Campground Road on Lot 31, which he had purchased without a house on it on 3 October 1958.<sup>22</sup> Modern for its time, 255 Campground Road and 610 Campground Road are the two latest houses in this study's period of significance.

On the north side of Campground Road, across from the Peckham development, the Hartford, Connecticut, manufacturer Harry Pond Townsend plotted a much larger subdivision in 1929 on two parcels he had purchased seven years earlier from George Plummer of Lynn, Massachusetts (figs. 9 & 10). The property had originally been part of the land John Hopkins had owned on the north side of Campground Road. Plummer was a paper box manufacturer (no doubt for shoes, Lynn's principal industry) who in 1895 had purchased the parcel from a Lynn salesman named Henry Marks; Marks had purchased from John Hopkins's widow Diana in 1889, a year before she died. Townsend created, and drew the plans for, two subdivisions—forty-one lots east of Higgins Road, labeled “supposed old town way” on one plan and as “old town road” on Townsend's deed from Plummer (fig. 9), and twenty-six lots west of it (fig. 10). The subdivision was bordered on the east by the land of the heirs of Eliza A. Smith (Allen F. Smith's widow), on the south by Campground Road, on the west by the land of Alonzo K. Higgins, and on the north by the land of Russell Higgins, one of Alonzo's older brothers; he had come by this large parcel bordering Townsend's thirty acres by his marriage to Harriet P. Newman. What became Pine, Walker, Hill, Griffin's, and Townsend Roads were platted with these subdivisions. In addition, the subdivision included a large “reserved open field” bordering Bay Road.<sup>23</sup> Along Campground Road it ranged from what is now a point just west of 300 Campground Road westward to 630 Campground Road; the numbers 600 through 630 are part of what was the open field.

Townsend and his wife Margaret had been in Eastham earlier. At the end of May in 1920, they bought an acre of land of Russell Higgins's wife Harriet, with what is now Townsend Road forming its western bound and the land of Diana Hopkins—the parcel Harry Townsend would purchase in 1929—on its south. Higgins's land was on the north and east. It is probable that the house and its carriage house (since turned into a residence) at 30 Townsend Road were built shortly afterward and that this was the Townsends' summer home. In 1921 Higgins deeded to Margaret Townsend the parcel just east of this acre lot, now 20 Russell Road.<sup>24</sup> Shortly after Harry Townsend died in 1942, Margaret Townsend sold this property and the adjacent “reserved open field” (her husband had deeded the field to her

<sup>22</sup> Town of Eastham to Thomas Yarsley, 25 August 1945, BCD 633:183, to Joseph W. Wooley Sr. et ux, 22 Sept 1945, BCD 634:84, and to Rhoda Geraldine Dunlap and Mary Edna Wright, 10 September 1945, BCD 634:86; Thomas Yarsley Jr. To Malcolm W. Phillips et ux, 3 October 1958, BCD 1059:486; Joseph W. Wooley Jr. to Phillips et ux., 7 July 1960, BCD 1084:41; Dunlap and Wright to Phillips et ux., 21 June 1960, BCD 1084:40.

<sup>23</sup> Diana C. Hopkins to Henry A. Marks, 25 May 1889, BCD 185:130; Marks to George H. Plummer, 13 April 1895, BCD 218:309; Plummer to Harry P. Townsend, 23 September 1922, BCD 390:545; “Lot Plan of Property in Eastham in Location Known as North Eastham, Mass. Owned by Harry P. Towns June 1929 by Harry P. Townsend M.E. Plot No. 1,” BCP 51:53; “Lot Plan of Property in Eastham Owned by Harry P. Townsend by H. P. Townsend M.E. June 1929, Plot No. 2,” BCP 51:85.

<sup>24</sup> Russell Higgins died on 26 September 1926 and his wife Harriet E. P. Newman Higgins died on 16 June 1927. See Affidavit of Hattie C. Williams, BCD 1892:308, which cites their probate docket numbers, the creation of the Higgins Family Trust in 1963, and several early deeds upon which she as trustee derived her title.

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in 1936) to Louis Record of Nashua, New Hampshire, who owned it until 1959. In mid-July 1921 Margaret Townsend also bought Lots 1-5 in Robert E. Horton's 1915 subdivision, lots sold with the stipulation that no dwelling costing less than \$350 be built on the parcels, nor more than one "private stable and one private garage," and no structure should be built closer than fifteen feet from the road, which is now Gail's Way. The deed also stipulated that "no objectionable animals be kept, such as swine, cows, hens, or fowl," as did Horton's other deeds for lots in his subdivisions. According to deeds, no structures were on these lots when the Townsends sold them to Mildred Blakey of Nashua, New Hampshire, in 1942.<sup>25</sup>

By the time Harry Townsend laid out his large subdivision, he was listed among six Eastham summer residents in the 1929 Cape Cod directory who owned property on Campground Road.

Dr. Oliver Austin was another, at 670 Campground Road; Henry Duncan of 5 Bay Road was a third. Henry C. Bell (shown as Bill in the directory) lived in a house that Walter H. Smith of Waltham may have built about 1908-9 across from what is now 725 Campground Road. In 1922 Bell, a native of Ireland who in 1910 owned a livery stable in Brookline, Massachusetts, and by 1920 owned an automobile garage there, bought the property from Smith, whom according to Bell family history he knew. Smith, it is said, had built the house for his son, but after his son died he asked Bell to spend a summer in the house to see how he liked the area. In the summer of 1929 duck hunters accidentally burned the house down after they broke in and built a fire inside. Bell subsequently moved the house's garage to the south side of Campground Road and converted it to a cottage; that was later expanded and ultimately razed, and a new house built on that property in 2000.

The other three 1929 summer property owners on Campground Road were Linus Denison of Allston and Jessie Phipps of Holliston. Probably just as Alonzo K. Higgins was laying out his 1912 subdivision, he sold Linus Denison's wife Agnes a lot measuring 112 by 252 square feet just north of Campground Road, embracing what would become his subdivision Lots 22, 23, and 24 and is now 20 Bay Road. She paid eighty-seven dollars for the parcel. The Denisons were Connecticut natives; in the 1920 Boston census he was shown as a postal clerk. Jesse Phipps, listed as a carpenter in the 1920 census for Holliston, Massachusetts, bought his first parcel on Campground Road from Alonzo Higgins in 1914. The cottage he built on Lot 11 was separated from Campground Road by Lot 10, which had not been built upon by the time the town took it for taxes in 1945; apparently no structure sits at this address now, 740 Campground Road. By 1940 Phipps and his son Ernest (listed as a wooden box maker in the 1930 Holliston census) also owned the southern parts of Higgins lots 7 and 8 and all of lots 9 and 13—the parcels that are now 730, 720, and 710 Campground Road.<sup>26</sup>

It does not appear that the Townsends sold any of the lots in their 1929 Campground Road subdivision before Margaret Townsend sold more than half of it—from Griffith's Way on the west to its eastern extension near 300 Campground Road—to Eastham's Clarence E. Walker in 1949. The absence of activity can probably be explained by the ensuing Depression, World War II, and Harry Townsend's death in 1942. Walker moved to Eastham before 1930, when the census lists him as a house carpenter living on Route 6. Born in 1885 in Saugus, he drove a milk truck in Lynn in 1910 and was a coal company chauffeur in Everett in 1920 before moving to Eastham. Living in his Everett

<sup>25</sup> Harriet E. N. Higgins to Margaret Townsend, 28 May 1920, BCD 372:331; Higgins to Townsend, 27 June 1921, BCD 378:526; Robert E. Horton to Margaret Townsend, 12 July 1921, BCD 378:588; Harry P. Townsend et ux to Mildred L. Blakey, 29 September 1942, BCD 596:441; Harry P. Townsend to Margaret Townsend, 6 July 1936, BCD 519:356; Margaret Townsend to Louis Record, 21 July 1945, BCD 631:391.

<sup>26</sup> Alonzo K. Higgins, to Mrs. Agnes F. Denison, 30 September 1912, BCD 319:222; Higgins to Jesse A. Phipps, 28 July 1914, BCD 332:379; Town of Eastham, 28 April 1945 in re: Lot 10 Higgins 58:5, 28 April 1945, BCD 626:559; John W. Higgins to Ernest S. Phipps, 5 October 1940, BCD 571:325; John W. Higgins to Ernest and Emily B. Phipps, 27 April 1940, BCD 572:33; Elizabeth Gowell to Jesse A. Phipps, 5 October 1939, BCD 558:254.

# INVENTORY FORM CONTINUATION SHEET

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household in 1920 was his wife Grace and his sister-in-law, Evelyn H. Paine, who had purchased two lots in Robert E. Horton's 1915 subdivision from Herbert Seavey in August 1917. It could thus have been Paine's purchase that brought Walker to Eastham.<sup>27</sup> Whether Walker built some of the cottages within the subdivision he called "Campground Pines" (fig. 11) is unknown, but all of the lots he sold were conveyed without buildings on them. Walker's first plan, registered in November 1949, was prepared one year after the town of Eastham passed its first building and subdivision regulations, and like his first deeds it responds, willingly or by order of the town, to those new rules. Out of Townsend's lots Walker uniformly made larger ones. Between Pine and Higgins Roads east to west and Campground Road and a "vehicle track" south to north (the latter probably the remnant of what earlier deeds often termed "the road leading to B. K. Mayo's dwelling house"), Townsend's plan had laid out thirty-seven parcels. Walker's had only nineteen in the same space. Between Higgins Road on the east and Griffin's Way on the west and the same south-north bounds, Walker's "Camp Ground Pines" subdivision platted eight lots compared to seventeen on Townsend's 1929 plan.<sup>28</sup>

On the northwest corner of Campground Road and Griffin's Road is 560 Campground Road, a cottage in Cape style built about 1947 on Lot 3 on the Townsend subdivision. That the house may have been built before the town of Eastham passed its building and subdivision regulations is suggested by the notation placed on the house on a 1998 plan. This plan, registered to show the division of Lot 3 into two parcels, describes the house as a two-family "one story wood frame dwelling." Walker's later deeds always specified that dwellings on lots could only be single-family units. The chain of title for 560 Campground is not entirely clear, but by the time Walker registered his Campground Pines plan Eugene S. and Anna Zack of Detroit already owned the parcel across Griffin's Way from two lots they bought from Walker in December 1949. The parcel, in fact, seems to have been part of a larger whole—that section of the Townsend subdivision between what Walker acquired and the so-called reserved open field, which Townsend may have sold to the Zacks before 1940.<sup>29</sup> In 1935, Margaret Townsend had sold them what is now 20 Russell Road, with its buildings (Plot B on the 1929 Townsend plan). At Anna Zack's death in April 1967, 560 Campground Road became the property of June E. Lloyd (possibly the Zacks' daughter) and her husband Donald W. Lloyd, and the property was held in trust and by the Lloyds' two children until 2001.<sup>30</sup>

Although almost all of Campground Road from Herring Brook Road to Cape Cod Bay was subdivided after 1912, a few parcels appear not to have been embraced in these plans. One is now 300 Campground Road. Town assessor's records date the bungalow on the property to 1900. Who owned the .91-acre parcel at that time is not known, but in 1934 North Eastham storekeeper Samuel F. Brackett sold the property, which included buildings, to Helen I. McCormick of Milton, Massachusetts, the wife of a pharmacist. Somehow, the family of John L. and Elizabeth

<sup>27</sup> Herbert Seavey to Evelyn H. Paine, 6 August 1917, BCD 354:545.

<sup>28</sup> Margaret E. Townsend to Clarence E. Walker et ux, 7 September 1949, BCD 733:369; Estate of Harry Pond Townsend, 1943, BCP 28986; "Campground Pines A Subdivision in Eastham Mass. Property of Clarence E. Walker . . . Mar. 1949," BCP 90:19.

<sup>29</sup> See June E. Wildes (aka June E. Lloyd) to Wildes Revocable Trust, 29 July 1994, BCD 9417:52, which indicates that the estate of Anna Zack, Barnstable County Probate 42928, included the Lots 1 and 2 on BCP 499:36, just west of Griffin's Way and Lots 1, 2, 3, 11, 12, 15, 16, 21, and 22 on the Townsend plan, BCP 51:85. Those lots occupy the land between what is now Griffin's Way on the north and east, Campground Road on the south, and Lisa's Way on the west. Lot 3 is the same as Lots 1 and 2 on plan 499:36. This study did not review Zack's probate files.

<sup>30</sup> Margaret E. Townsend to Eugene S. and Anna Zack, 16 September 1935, BCD 851:498; June E. Wildes to Wildes Revocable Trust, 29 July 1994, BCD 9417:52; Wildes Trust and Dori Ellen Lloyd et ux to Eileen Morgan, 3 May 2001, BCD 13795:324. See also death certificate of Clarence Eustace Walker, BCD:185. "Plan Showing Division of Land in Eastham, MA. Prepared for June E. (Lloyd) Wildes . . . 28 March 1988" shows the house; BCP 449:36.

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|---------|----------------------|
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Schiano of Roslindale, Massachusetts, claimed title to the property through this McCormick deed. Schiano was a second-generation Italian American working as a clerk in 1949. His father Charles had been born in Italy and was a sign painter for the federal government in 1930; he died in North Eastham in 1973. John Schiano’s wife Elizabeth had been born in Ireland. In time John Schiano deeded this property to his son Sterling, who continues to own it.<sup>31</sup> Only four lots on Campground Road hover around an acre and thus may be considered large ones—numbers 560 (1.05 acres), 300 (.91 acre), 270 (.97 acre), and 250 (1.28 acres). The latter two are the sites of new construction.

<sup>31</sup> Samuel F. Brackett to Helen I. McCormick, 17 September 1934, BCD 504:436; Sterling F. Schiano et al. to Sterling F. Schiano et ux, 28 January 1989, BCD 6614:149.



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☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form*

**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
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IMAGES (Credit: Larson Fisher Associates, 2005)



175 Campground Road



745 Campground Road

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5 Bay Road



720 Campground Road

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2 West Shore Drive



345 Campground Road

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23 Gile Road



90 Bay Road

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20 Gile Road



19 Gail's Way

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125 Bay Road



18 Gile Road



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760 Campground Road, 1 & 3 West Shore Road, l. to r.



30 Russell Avenue



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15 Townsend Road



300 Campground Road

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237 Campground Road



120 Bay Road

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14 Gile Road



710 Campground Road

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15 Russell Avenue



460 Campground Road

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20 Marion’s Way



4 Gile Road

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6 Gile Road



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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☐ Eligible **only** in a historic district  
☐ Contributing to a potential historic district      ☒ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by Neil Larson (Larson Fisher Associates, Woodstock NY)  
*The criteria that are checked in the above sections must be justified here.*

This is a notable and historic road in the town that appeared in the early 19<sup>th</sup> century to connect a Methodist campground on Herring Brook Road with a ferry landing on the bay. Nothing remains from that era except for a farmhouse located near the campground, which is clearly an individually eligible property. The rest of the historic resources have construction dates that range from c. 1910 when vacation cottages began to appear to the end of the historic period or c. 1965. There are a number of intact representative examples of cottage architecture along the Campground Road that also appear to be eligible within that local theme, yet it is difficult to visualize a historic district because of the amount of non-historic in-fill. However, there is historic district potential at the western shoreline where three subdivisions were registered between 1912 and 1915. Houses have been built here from 1912 to the present, but with only a few exceptions, the scale, design, and pattern of this cottage development is distinctive and significant in the town.

### Campground Road - Bay Road Historic District

The Campground Road – Bay Road Historic District is historically and architecturally significant as an early 20<sup>th</sup>-century subdivision planned for summer residences along Cape Cod Bay. The dense concentration of small scale and unpretentious cottages reflect the area's attraction to people of modest means coming in increasing numbers for the summer. Improved roads and widespread automobile ownership made Eastham accessible and affordable. Lots measured roughly 75 ft. by 100 ft. They were laid out on the north side

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of Campground Road along four parallel dirt tracks between Bay Road and Cape Cod Bay. The scrub forest has been preserved providing a shady, natural setting for the rustic cottages in spite of the close quarters. The varied cottage designs in the district illustrate the range of forms popular at various times in the nearly 100-year construction period.

Farmer Alonzo K. Higgins filed a site plan with the county registry in 1912. Higgins was a farmer, like his father, Josiah, and he was evidently looking for ways to put his land to more profitable use. The plan contained 34 lots fronting on the north side of Campground Road and a new U-shaped road (now parts of Bay and West Shore roads) providing access to the inter of the bay-side parcel. Only three lots contained cottages before 1930. One was small 1 ½-story farmhouse-like cottage with a gable roof built on Lot 21 (5 Bay Road) in 1916. The earliest summer cottages were designed in a scaled-down, economical version of the traditional 19<sup>th</sup>-century Cape Cod house. Another pre-1930 house was a more modern “bungalow,” the local term for a low, hipped-roof cottage with simple Craftsman-style features (e.g., deep overhangs with exposed rafter ends) mixed in with the traditional shingle siding, built in 1917 (670 Campground Road). These styles would endure in the 1930s and gradually evolve into Cape Cod and Ranch forms after the Second World War. The Craftsman-style bungalow with its sweeping gable roof and broad sheltered front porch was a popular form for larger houses. Like the others it was stripped of all but its essential exterior elements and covered with wood shingles.

In 1915 Robert E. Horton filed a subdivision plan that added three more streets north of the Higgins plot (Gail’s and Marion’s ways and Gile Road) bisected into two “blocks” by a northward extension of Bay Road. Horton’s father had operated the store and post office in North Eastham. He bought the land fronting the bay from Snow Y. Higgins, Alonzo’s brother. He laid out 64 lots 75 ft. by 100 ft. and half of them had sold by 1921. These two subdivisions plus a few contiguous properties on the east side of Bay and Townsend roads comprise the historic district.

*MHC No. Street Address*

|     |    |        |
|-----|----|--------|
| 238 | 5  | Bay Rd |
| 239 | 10 | Bay Rd |



# NRHP CRITERIA STATEMENT FORM CONTINUATION SHEET

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|           |    |        |
|-----------|----|--------|
| 240       | 15 | Bay Rd |
| 241 - 242 | 20 | Bay Rd |
| 243       | 25 | Bay Rd |
| 244 - 245 | 27 | Bay Rd |
| 246       | 30 | Bay Rd |
| 247       | 35 | Bay Rd |
| 248       | 40 | Bay Rd |
| 249       | 45 | Bay Rd |

## Campground Road - Bay Road Historic District (cont.

*MHC No. Street Address*

|           |     |                 |
|-----------|-----|-----------------|
|           | 50  | Bay Rd          |
| 250       | 55  | Bay Rd          |
|           | 60  | Bay Rd          |
| 251 - 252 | 65  | Bay Rd          |
|           | 70  | Bay Rd          |
|           | 75  | Bay Rd          |
| 253 - 254 | 90  | Bay Rd          |
|           | 95  | Bay Rd          |
| 255       | 118 | Bay Rd          |
| 256       | 119 | Bay Rd          |
| 257       | 120 | Bay Rd          |
| 258       | 120 | Bay Rd Rear     |
|           | 121 | Bay Rd          |
| 259       | 122 | Bay Rd          |
|           | 123 | Bay Rd          |
| 260       | 124 | Bay Rd          |
|           | 125 | Bay Rd          |
| 261       | 2   | Campground Lndg |
| 286       | 600 | Campground Rd   |
| 287       | 610 | Campground Rd   |
| 288       | 620 | Campground Rd   |
| 289       | 630 | Campground Rd   |
| 290       | 635 | Campground Rd   |
| 291       | 645 | Campground Rd   |
|           | 650 | Campground Rd   |
| 292       | 665 | Campground Rd   |
| 293       | 670 | Campground Rd   |
| 294 - 295 | 675 | Campground Rd   |
| 296       | 690 | Campground Rd   |
| 297 - 298 | 700 | Campground Rd   |
| 299 - 300 | 710 | Campground Rd   |

# NRHP CRITERIA STATEMENT FORM CONTINUATION SHEET

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## Campground Road - Bay Road Historic District (cont.

| <i>MHC No.</i> | <i>Street Address</i> |
|----------------|-----------------------|
| 301 - 302      | 720 Campground Rd     |
|                | 725 Campground Rd     |
| 303            | 730 Campground Rd     |
| 304            | 735A Campground Rd    |
| 305            | 735B Campground Rd    |
| 306            | 735C Campground Rd    |
| 307            | 735D Campground Rd    |
| 308            | 735E Campground Rd    |
|                | 740 Campground Rd     |
| 309 - 310      | 745 Campground Rd     |
| 311            | 755 Campground Rd     |
| 312            | 760 Campground Rd     |
|                | 4 Gails Way           |
|                | 6 Gails Way           |
| 313            | 8 Gails Way           |
| 314            | 13 Gails Way          |
|                | 15 Gails Way          |
| 315            | 16 Gails Way          |
| 316            | 17 Gails Way          |
| 317            | 18 Gails Way          |
|                | 19 Gails Way          |
| 318            | 20 Gails Way          |
| 319            | 21 Gails Way          |
|                | 1 Gile Rd             |
|                | 2 Gile Rd             |
|                | 4 Gile Rd             |
|                | 6 Gile Rd             |
| 320            | 7 Gile Rd             |
| 321            | 8 Gile Rd             |
| 322            | 9 Gile Rd             |
| 323            | 14 Gile Rd            |

## Campground Road - Bay Road Historic District (cont.

| <i>MHC No.</i> | <i>Street Address</i> |
|----------------|-----------------------|
| 324            | 16 Gile Rd            |
| 325            | 17 Gile Rd            |
| 326            | 18 Gile Rd            |
| 327            | 20 Gile Rd            |
| 328            | 21 Gile Rd            |

# NRHP CRITERIA STATEMENT FORM CONTINUATION SHEET

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|-----------|----|-------------|
| 329       | 23 | Gile Rd     |
| 330 - 331 | 10 | Hideaway Ln |
| 332       | 15 | Hideaway Ln |
| 333       | 20 | Hideaway Ln |
| 334       | 30 | Hideaway Ln |
| 335 - 336 | 40 | Hideaway Ln |
| 337 - 338 | 45 | Hideaway Ln |
| 339       | 50 | Hideaway Ln |
| 340       | 55 | Hideaway Ln |

|           |    |             |
|-----------|----|-------------|
|           | 1  | Marions Way |
|           | 2  | Marions Way |
|           | 3  | Marions Way |
| 348 - 349 | 6  | Marions Way |
| 350       | 7  | Marions Way |
|           | 15 | Marions Way |
|           | 16 | Marions Way |
| 351       | 17 | Marions Way |
|           | 18 | Marions Way |
| 352       | 19 | Marions Way |
|           | 20 | Marions Way |
| 353       | 21 | Marions Way |

|           |    |             |
|-----------|----|-------------|
|           | 15 | Russell Ave |
| 357 - 358 | 20 | Russell Ave |

## Campground Road - Bay Road Historic District (cont.

*MHC No. Street Address*

|     |    |             |
|-----|----|-------------|
|     | 10 | Townsend Rd |
| 360 | 15 | Townsend Rd |
| 361 | 30 | Townsend Rd |
|     | 35 | Townsend Rd |
| 362 | 50 | Townsend Rd |
| 363 | 80 | Townsend Rd |

|     |   |               |
|-----|---|---------------|
| 372 | 1 | West Shore Dr |
| 372 | 2 | West Shore Dr |
| 373 | 3 | West Shore Dr |
| 374 | 4 | West Shore Dr |
|     | 5 | West Shore Dr |
|     | 7 | West Shore Dr |

# NRHP CRITERIA STATEMENT FORM CONTINUATION SHEET

Town  
EASTHAM

Property Address  
CAMPGROUND ROAD AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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|     |     |               |
|-----|-----|---------------|
|     | 7 ½ | West Shore Dr |
|     | 8   | West Shore Dr |
| 375 | 9A  | West Shore Dr |
| 376 | 9   | West Shore Dr |
|     | 11  | West Shore Dr |
|     | 13  | West Shore Dr |
|     | 15  | West Shore Dr |
| 377 | 17  | West Shore Dr |

## Individual properties

| <i>MHC No.</i> | <i>Street Address</i> |         |
|----------------|-----------------------|---------|
| 264 - 267      | 175 Campground Rd     | c. 1815 |

The house at 175 Campground Road is historically and architecturally significant as a distinctive example of an early 19<sup>th</sup>-century farm house. The house is referenced in an 1816 deed where William Walker conveyed twelve acres and “my dwelling house” to Joseph Linkhornew. Its 1 ½ story, gable roof form with a symmetrical four-bay front façade finished with painted wood clapboards evince the design taste of the Federal Period. It retains its center chimney plan, but has a kitchen ell attached to the east end. This house was present when the Methodist campground was functioning across the road. In more recent years the property has accrued four cottages for boarding summer tourists.

| <i>MHC No.</i> | <i>Street Address</i>   |      |
|----------------|-------------------------|------|
| 268 - 270      | 233 – 237 Campground Rd | 1920 |

The property at 233 – 237 Campground Road contains three summer cottages built in 1920 in the bungalow style that are architecturally significant as intact examples of this summer dwelling type. The design of this one-story, hipped roof dwelling was derived from the popular builder’s catalog house know as the Craftsman Cottage, which was a scaled-down and more economical version of the Craftsman Bungalow. The form was introduced to the Cape by 1910 when tourism increased in the town and local speculators were attracted to mass-produced housing, and tourists were attracted to dwellings of more modern design. The three bungalows here are essentially intact each with a full front, screened porch, living room, kitchens, bathroom, and single bedroom. (See floor plans attached as an illustration to the area form.)

| <i>MHC No.</i> | <i>Street Address</i> |      |
|----------------|-----------------------|------|
| 271            | 255 Campground Rd     | 1958 |

The house located at 255 Campground Road is architecturally significant as a rare example of Modern design applied to a small resort cottage. The house has a shed roofs of differing pitches over its main section, an east-side ell, and front entrance porch providing the house with an emphatic geometrical appearance. Rather than using the ubiquitous wood shingle siding of its neighbors, the walls of the house are covered with cementious

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asbestos shingles in another expression of Modern sensibility. Yet, its small scale conforms to the design of its more conventional neighbors.

| <i>MHC No.</i> | <i>Street Address</i> |      |
|----------------|-----------------------|------|
| 274            | 345 Campground Rd     | 1926 |

The cottage located at 345 Campground Road is architecturally significant as an intact example of a resort cottage of traditional Cape Cod design. The tripartite plan has a one-story, gable roof cottage as its prominent center component. It has a three-bay façade with a center entrance with transom. A one-story bedroom extension is attached to the east end and a screened porch balances the composition on the west side, so positioned to enjoy breezes coming from the bay. The wood shingle exterior with door, window and roof trim painted white effectively merges the form and function of this beach cottage with the historic vernacular architecture of the Cape.

| <i>MHC No.</i> | <i>Street Address</i> |      |
|----------------|-----------------------|------|
| 277            | 460 Campground Rd     | 1953 |

The cottage located at 460 Campground Road is architecturally significant as an intact example of a seasonal beach dwelling built after the Second World War. Its long rectangular form with low-pitched gable roof evinces the influence of Ranch style house design on builders and clients on the cape in this period. The form was kept intact by notching the screened porch into the southwest corner of the plan (west to capture bay-side breezes). Otherwise, the plan is very similar to the earlier bungalow type with a living room at the entrance, a kitchen and a bath room on the east side (indicated by the gas tank and small window located there), and a bed room in the rear. Typical of all beach cottages, the shower is located on the exterior of the house outside the bathroom.

| <i>MHC No.</i> | <i>Street Address</i> |      |
|----------------|-----------------------|------|
| 279            | 495 Campground Rd     | 1946 |

The cottage located at 495 Campground Road is architecturally significant as an intact example of a resort cottage of traditional Cape Cod design. Built in 1946 it illustrates the endurance of the early small-scale cottage form as well as the influence of Post-WWII suburban Cape Cod design. The plan is deeper than the traditional cottage, affording more space for residents and presenting the characteristic large roof of the suburban Cape type. The central entrance is a key characteristic, even though the plan was extended by a standard screened porch on the west end (now enclosed as a room) The wood shingle exterior with door, window and roof trim painted white effectively relates the modern suburban Cape features with the historic vernacular architecture of the region.

| <i>MHC No.</i> | <i>Street Address</i> |      |
|----------------|-----------------------|------|
| 359            | 30 Russell Ave        | 1925 |

The house at 30 Russell Avenue, built in 1925 is architecturally significant as an intact examples a summer bungalow dwelling type. The design of this one-story, hipped roof dwelling was derived from the popular builder's catalog house know as the Craftsman Cottage, which was a scaled-down and more economical version

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of the Craftsman Bungalow. The form was introduced to the Cape by 1910 when tourism increased in the town and local speculators were attracted to mass-produced housing, and tourists were attracted to dwellings of more modern design.